175.0	0004	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	694,900	/	694,900
USE VALUE:	694,900	/	694,900
ASSESSED:	694,900	/	694,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAMATOPOULOS HARALAMBOS
Owner 2:	
Owner 3:	
Street 1:	110 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STAMATOPOULOS HARALAMBOS & -
Owner 2:	STAMATOPOULOS HARRIETT -
Street 1:	110 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .231 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1937, having primarily Aluminum Exterior and 1673 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10079.000	185,300	3,900	505,700	694,900
Total Card	0.231	185,300	3,900	505,700	694,900
Total Parcel	0.231	185,300	3,900	505,700	694,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.34 | /Parcel: 415.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117322
GIS Ref	
GIS Ref	
Insp Date	09/08/18

!13654!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	185,300	3900	10,079.	505,700	694,900		Year end	12/23/2021
2021	101	FV	177,900	3900	10,079.	505,700	687,500		Year End Roll	12/10/2020
2020	101	FV	177,800	3900	10,079.	505,700	687,400	687,400	Year End Roll	12/18/2019
2019	101	FV	155,700	3900	10,079.	498,400	658,000	658,000	Year End Roll	1/3/2019
2018	101	FV	154,000	3900	10,079.	382,900	540,800	540,800	Year End Roll	12/20/2017
2017	101	FV	154,000	3900	10,079.	361,200	519,100	519,100	Year End Roll	1/3/2017
2016	101	FV	154,000	3900	10,079.	332,300	490,200	490,200	Year End	1/4/2016
2015	101	FV	153,100	3900	10,079.	310,600	467,600	467,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:28:16

LAST REV

Date	Time
10/02/18	15:02:23

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13654

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAMATOPOULOS H	71199-356	1	6/22/2018	Convenience	1	No	No		
STAMATOPOULOS H	61324-211		3/4/2013	Convenience	1	No	No		
	12941-303		3/2/1976		26,300	No	No		N

USER DEFINED

Prior Id # 1:	117322
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	345	PATRIOT
1/4/2000	Meas/Inspect	243	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10079		Sq. Ft.	Site		0	70.	0.72	6									505,660						505,700	

Total AC/HA:	0.23138	Total SF/SM:	10079	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	505,660	Spl Credit		Total: 505,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.03224003
Adj $ / SQ:	139.352
Other Features:	55000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268620
Depreciation:	83272
Depreciated Total:	185348

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

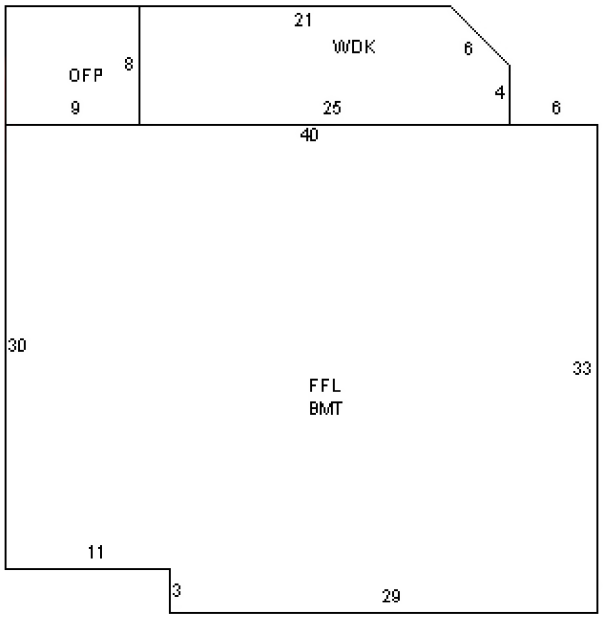
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	125.42
Special Features:	0	Val/Su Net:	65.29
Final Total:	185300	Val/Su SzAd	143.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,287	45.820	58,969
FFL	First Floor	1,287	139.350	179,347
WDK	Deck	192	11.570	2,221
OFP	Open Porch	72	40.690	2,929

Net Sketched Area:	2,838			Total:	243,466
Size Ad	1287	Gross Area	2838	FinArea	1673

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	FR	1960	0.00	T	50	101						
3	Garage	D	Y	1	13X22	A	FR	1950	23.74	T	50	101			3,400			3,400
26	Greenhouse-P	D	Y	1	12X21	F	FR	1960	3.92	T	51	101			500			500
2	Frame Shed	D	Y	1	8x12	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900

IMAGE

AssessPro Patriot Properties, Inc